

156.0

0003

0017.A

Map

Block

Lot

1 of 1
CARD

ARLINGTON

Total Card / Total Parcel

3,900 /

3,900

3,900 /

3,900

3,900 /

3,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	PARK AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SEXTON RALPH D	
Owner 2: OWEN VICTORIA J	
Owner 3:	

Street 1: 48 HUNTINGTON RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: SEXTON DOROTHY J/ ESTATE -
Owner 2: -
Street 1: 308 PARK AVE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION	
This Parcel contains 555 Sq. Ft. of land mainly classified as Undev. Land	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
132	Undev. Land	555		Sq. Ft.	Site		0	70.	0.10	8			Med. Tr	-5	Unbuild	-85	Size	-80	3,875							3,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
132	555.000			3,900	3,900		154193
							GIS Ref
							GIS Ref
							Insp Date
							11/24/99



Patriot
Properties Inc.

!12233!

USER DEFINED

Prior Id # 1:	154193
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
	12/11/20 02:20:21
LAST REV	Date Time
	11/09/20 10:31:21
	mmcmakin
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	132	FV		0	555.	3,900	3,900	3,900	Year End Roll	12/18/2019
2019	132	FV		0	555.	3,900	3,900	3,900	Year End Roll	1/3/2019
2018	132	FV		0	555.	3,400	3,400	3,400	Year End Roll	12/20/2017
2017	132	FV		0	555.	2,900	2,900	2,900	Year End Roll	1/3/2017
2016	132	FV		0	555.	2,900	2,900	2,900	Year End	1/4/2016
2015	132	FV		0	555.	2,500	2,500	2,500	Year End Roll	12/11/2014
2014	132	FV		0	555.	2,400	2,400	2,400	Year End Roll	12/16/2013
2013	132	FV		0	555.	2,300	2,300	2,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEXTON DOROTHY	75952-577		10/22/2020	Estate/Div		No	No		Deed of Distribution
	18905-275		3/1/1988	Forclosure	4,500	No	No		Dorothy J Sexton dod 8/22/2019

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/1999	Vacant Lot	272	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH																																				
Type:		Full Bath:	Rating:																																							
Sty Ht:		A Bath:	Rating:																																							
(Liv) Units:	Total:	3/4 Bath:	Rating:																																							
Foundation:		A 3QBth:	Rating:																																							
Frame:		1/2 Bath:	Rating:																																							
Prime Wall:		A HBth:	Rating:																																							
Sec Wall:	%	OthrFix:	Rating:																																							
Roof Struct:		RESIDENTIAL GRID																																								
Roof Cover:		<table border="1"> <tr> <td>1st Res Grid</td> <td>Desc:</td> <td># Units:</td> <td></td> </tr> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> <td></td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Upper</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Lower</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals</td> <td>RMs:</td> <td>BRs:</td> <td>Baths:</td> <td>HB</td> <td></td> <td></td> </tr> </table>						1st Res Grid	Desc:	# Units:		Level	FY LR DR D K FR RR BR FB HB L O			Other				Upper				Lvl 2				Lvl 1				Lower				Totals	RMs:	BRs:	Baths:	HB		
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Color:		Kits:	Rating:																																							
View / Desir:		A Kits:	Rating:																																							
WSFlue:		Frl:	Rating:																																							
GENERAL INFORMATION		WSFlue:	Rating:																																							
Grade:		CONDOS INFORMATION																																								
Year Blt:	Eff Yr Blt:	Location:																																								
Alt LUC:	Alt %:	Total Units:																																								
Jurisdic:	Fact:	Floor:																																								
Const Mod:		% Own:																																								
Lump Sum Adj:		Name:																																								
INTERIOR INFORMATION		DEPRECIATION																																								
Avg Ht/FL:		Phys Cond:		0.0	%																																					
Prim Int Wall:		Functional:			%																																					
Sec Int Wall:	%	Economic:			%																																					
Partition:		Special:			%																																					
Prim Elemen:		Override:			%																																					

INTERIOR INFORMATION

Avg Ht/FL:		Phys Cond:	
Prim Int Wall		Functional:	
Sec Int Wall:	%	Economic:	
Partition:		Special:	
Prim Floors:		Override:	
Sec Floors:	%	Total:	

CALC SUMMARY

Basic \$ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.0000000
Adj \$ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:		Before Depr:	0.00	
Special Features:	0	Val/Su Net:		
Final Total:	0	Val/Su SzAd		

MOBILE HOME

Make:

del:

Serial #:

PARCEL ID 156.0-0003-0017.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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IMAG

AssessPro Patriot Properties, Inc.